

EXHIBIT 25

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CLIFFORD
CHANCE

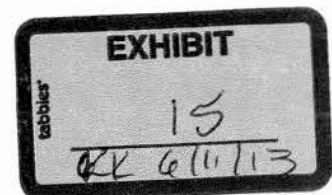
CLIFFORD CHANCE LLP

DATED 20 DECEMBER 2010

- (1) HQCB INVESTMENTS LIMITED
- (2) JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
- (3) CANARY WHARF HOLDINGS LIMITED
- (4) HERON QUAYS PROPERTIES LIMITED
- (5) CANARY WHARF MANAGEMENT LIMITED
- (6) CANARY WHARF INVESTMENTS LIMITED
- (7) CANARY WHARF LIMITED
- (8) HERON QUAYS (HQ2) T1 LIMITED AND HERON QUAYS (HQ2) T2 LIMITED
AND HQCB PROPERTIES (HQ2) LIMITED
- (9) CANARY WHARF CONTRACTORS LIMITED

AGREEMENT
RELATING TO
THE GRANT OF A LEASE OF 25 BANK STREET, CANARY
WHARF, LONDON E14 5LE

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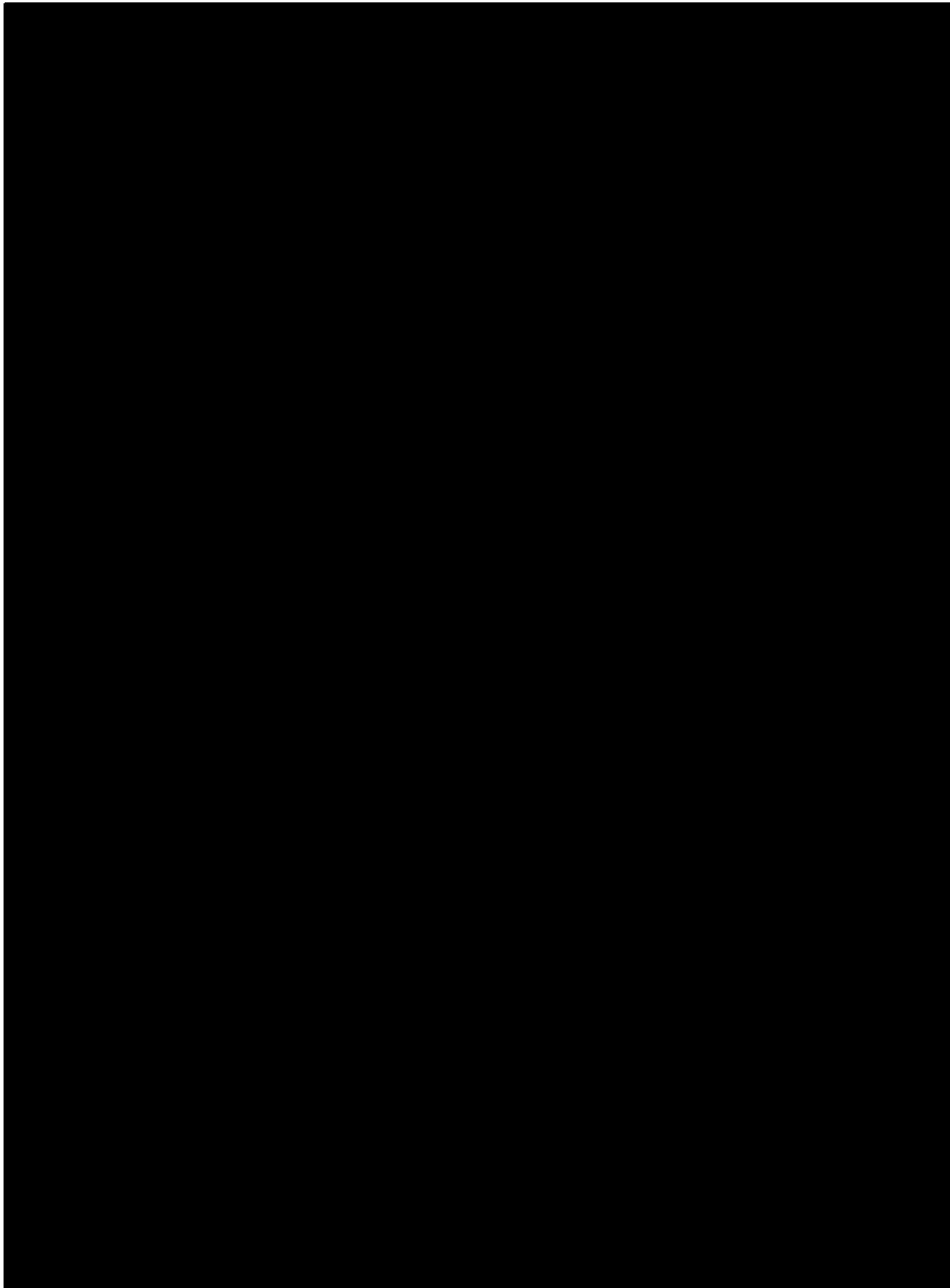
CONTENTS

Clause	Page
1. Definitions.....	1
2. Interpretation.....	14
3. Lehman Lease Matters.....	14
4. Agreement to grant lease.....	16
5. Lease price and means of payment.....	16
6. Completion documents.....	18
7. Completion.....	18
8. Interest.....	28
9. Apportionments.....	28
10. Insurance.....	29
11. Title.....	34
12. Adjustments to Lease Price.....	38
13. HQPL Underleases and Vacant Possession.....	38
14. Dealings with Agreement and Demised Premises.....	42
15. Warranties.....	45
16. Noting of Agreement.....	46
17. Designation of documents as exempt information documents.....	47
18. Confidentiality.....	48
19. Notices.....	49
20. Non-merger.....	50
21. Entire agreement.....	50
22. Costs.....	51
23. Third party rights.....	51
24. Governing law, jurisdiction.....	52
25. Invalidity of certain provisions.....	52
26. CWHL'S Guarantee.....	52
27. Independent person.....	53
28. Indemnities.....	54
29. Restructuring Documents and title defects.....	55
30. [REDACTED].....	
SCHEDULE 1 Agreed form of Lease.....	58

SCHEDULE 2 Sellers' Solicitors Bank Account Details	59
SCHEDULE 3 Opinion Letter	60
SCHEDULE 4 DLR Agreement for Supplemental Lease.....	61
SCHEDULE 5 Agreed Form of Rent Authority Letter	62
SCHEDULE 6 Agreed Form Restructuring Documents	63
SCHEDULE 7 Description of Existing Lease	64
SCHEDULE 8 Description of Existing Lease Documents.....	65
SCHEDULE 9 Charges to be released prior to Actual Completion	69
SCHEDULE 10 Not Used	70
SCHEDULE 11 Agreed Form Plowman Craven reliance letter	71
SCHEDULE 12 Old HQPL Underleases Documents	72
SCHEDULE 13 Old Occupational Underleases Documents.....	73
SCHEDULE 14 Material Trade Contracts for Base Building Works	76
SCHEDULE 15 Material Trade Contracts for Fitting Out Works.....	81
SCHEDULE 16 Key Consultants' Appointments	87
SCHEDULE 17 Additional Consultants' Appointments	88
SCHEDULE 18 Additional Trade Contracts and Consultant's Appointments	89
SCHEDULE 19 Guarantor's Covenants.....	94
SCHEDULE 20 Documents referred to in Clause 3.3 - Seller's Warranty	96
SCHEDULE 21 [REDACTED]	
SCHEDULE 22 List of Title Defects to be rectified	107

Annexures:

1. Building Condition Survey
2. Inventory
3. Replies to Enquiries - Additional Information
4. Agreed Form Defects Deed
5. Key Consultant and Material Trade Contractor Form of Warranty
6. List of O&M Manuals and other documents referred to in clause 7.14
7. Form of Ove Arup & Partners Limited letter
8. Form of Halcrow Yolles Limited letter
9. Form of Turnstone Construction Limited reliance letter regarding Cladding Report
10. Form of Berkeley Projects reliance letter regarding Kitchen Equipment Survey Report
11. Form of Bailey Teswaine Limited reliance letter regarding Cabling Report.



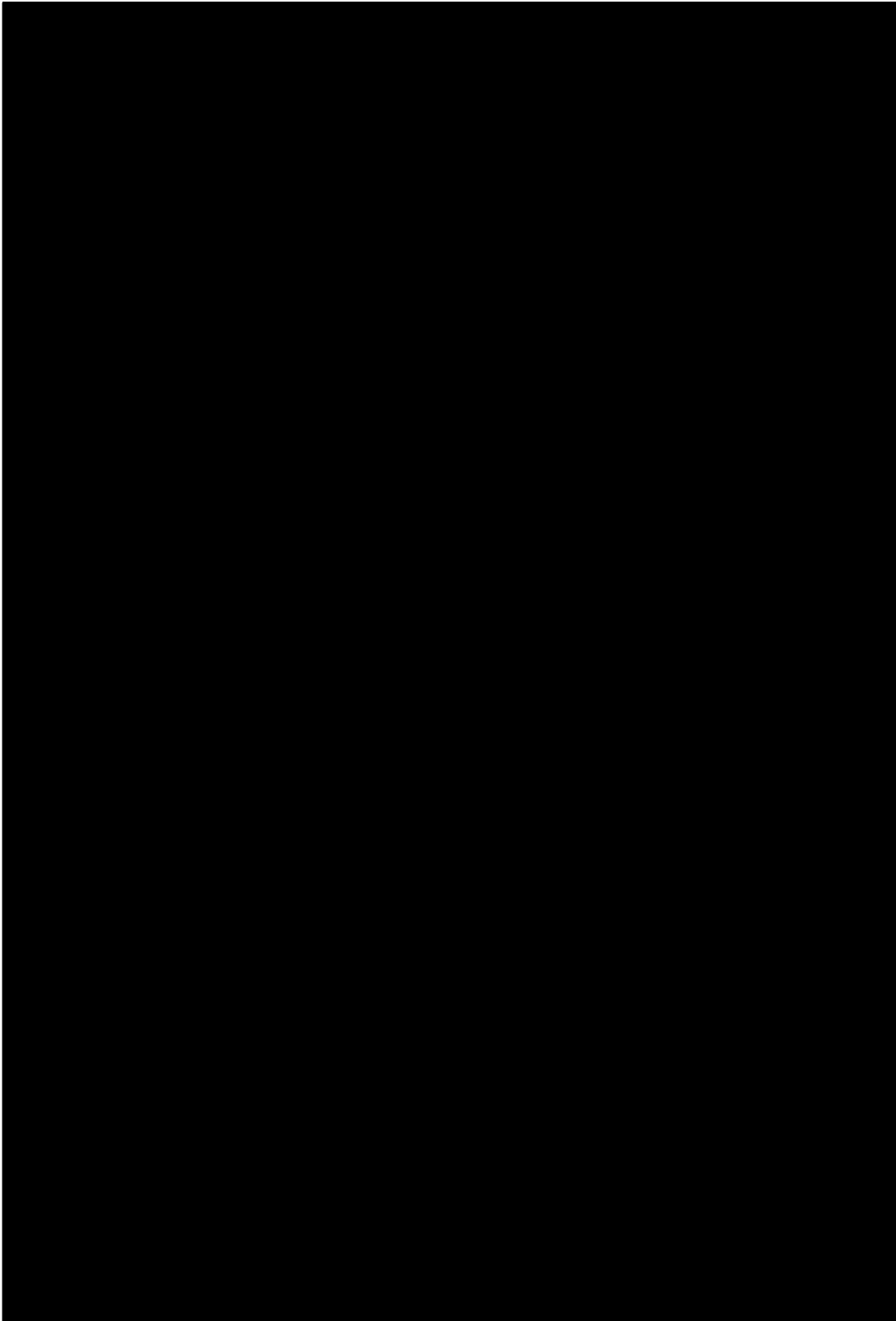
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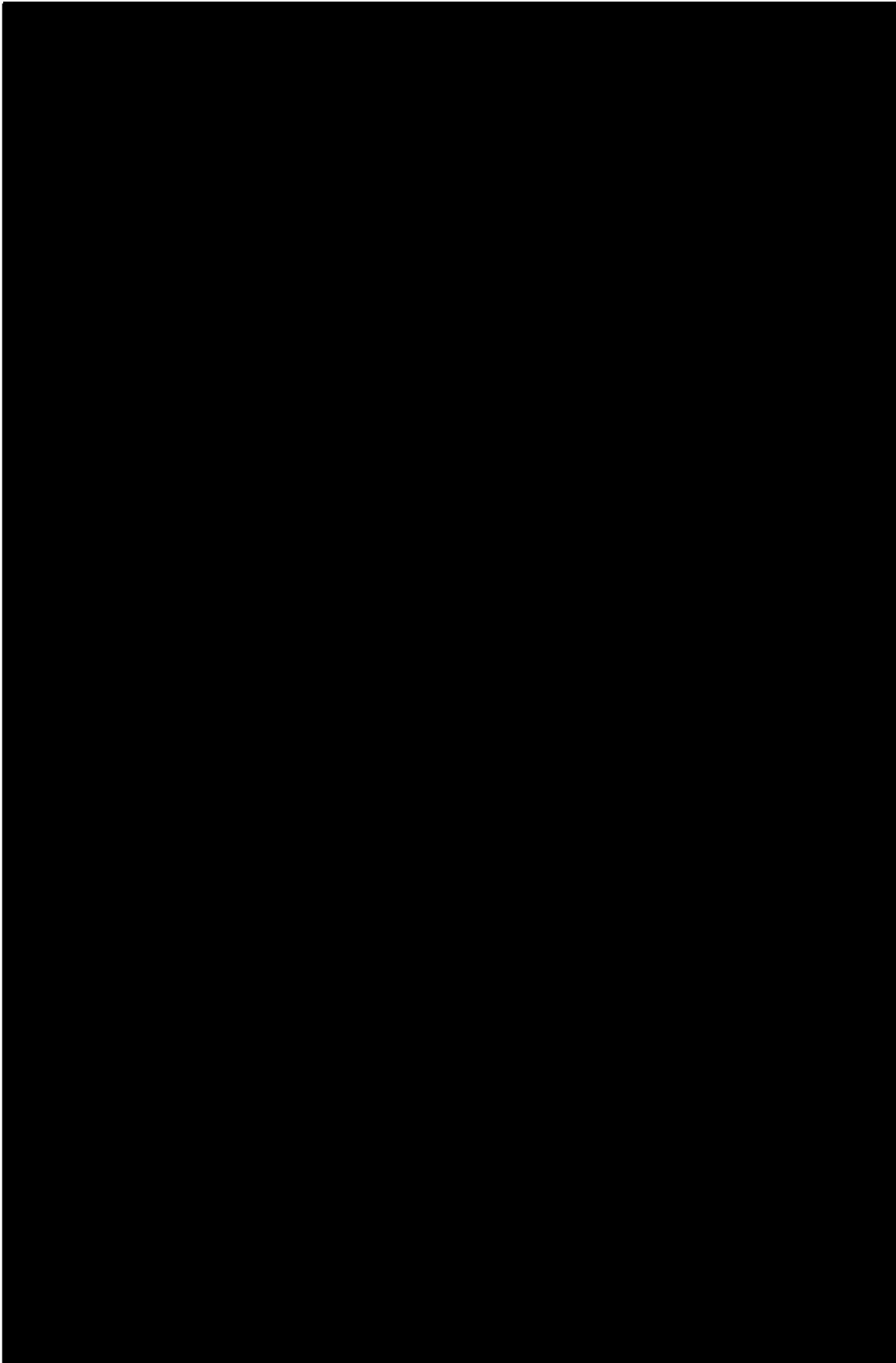
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- 25 -

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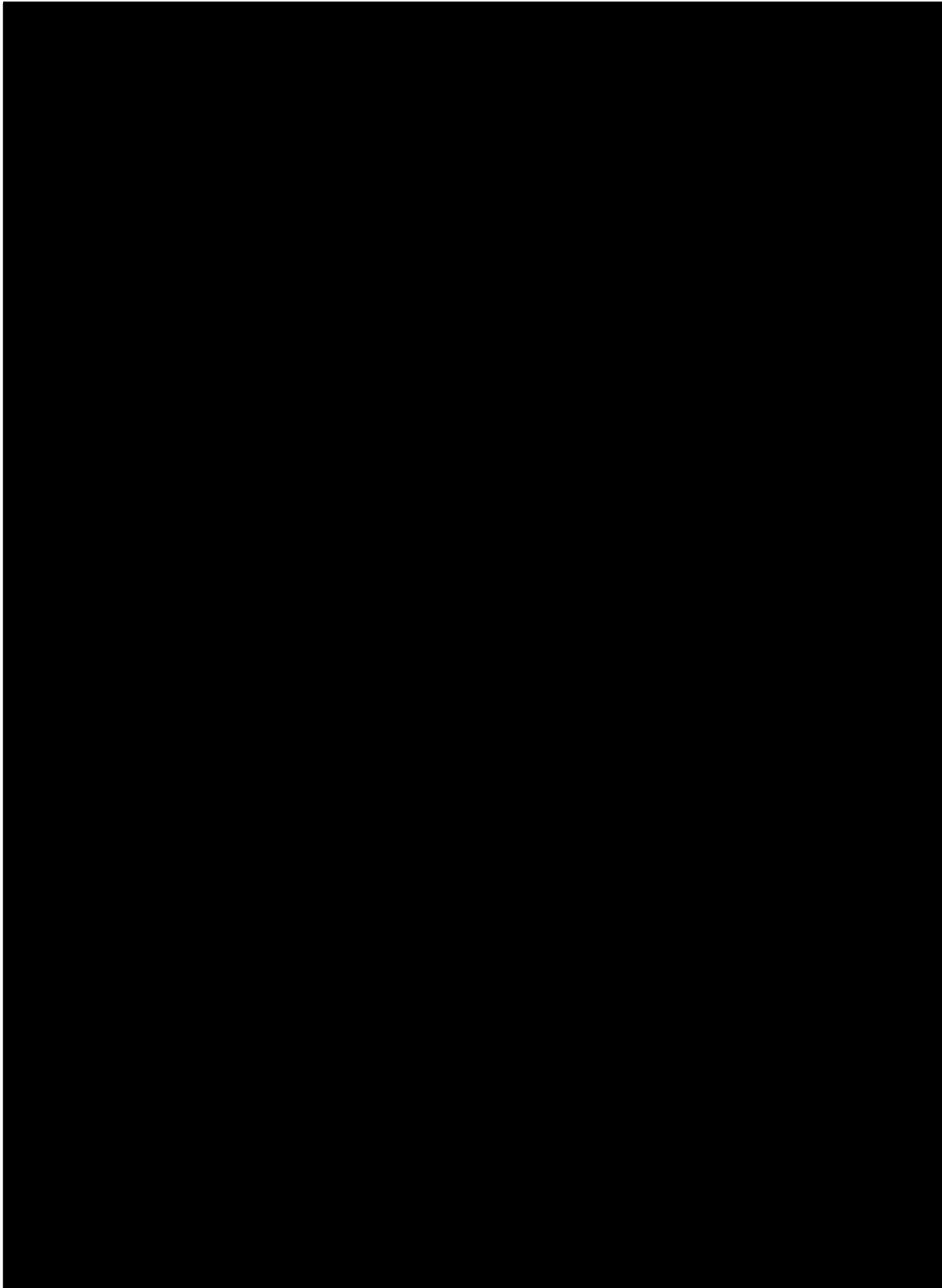
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- 26 -

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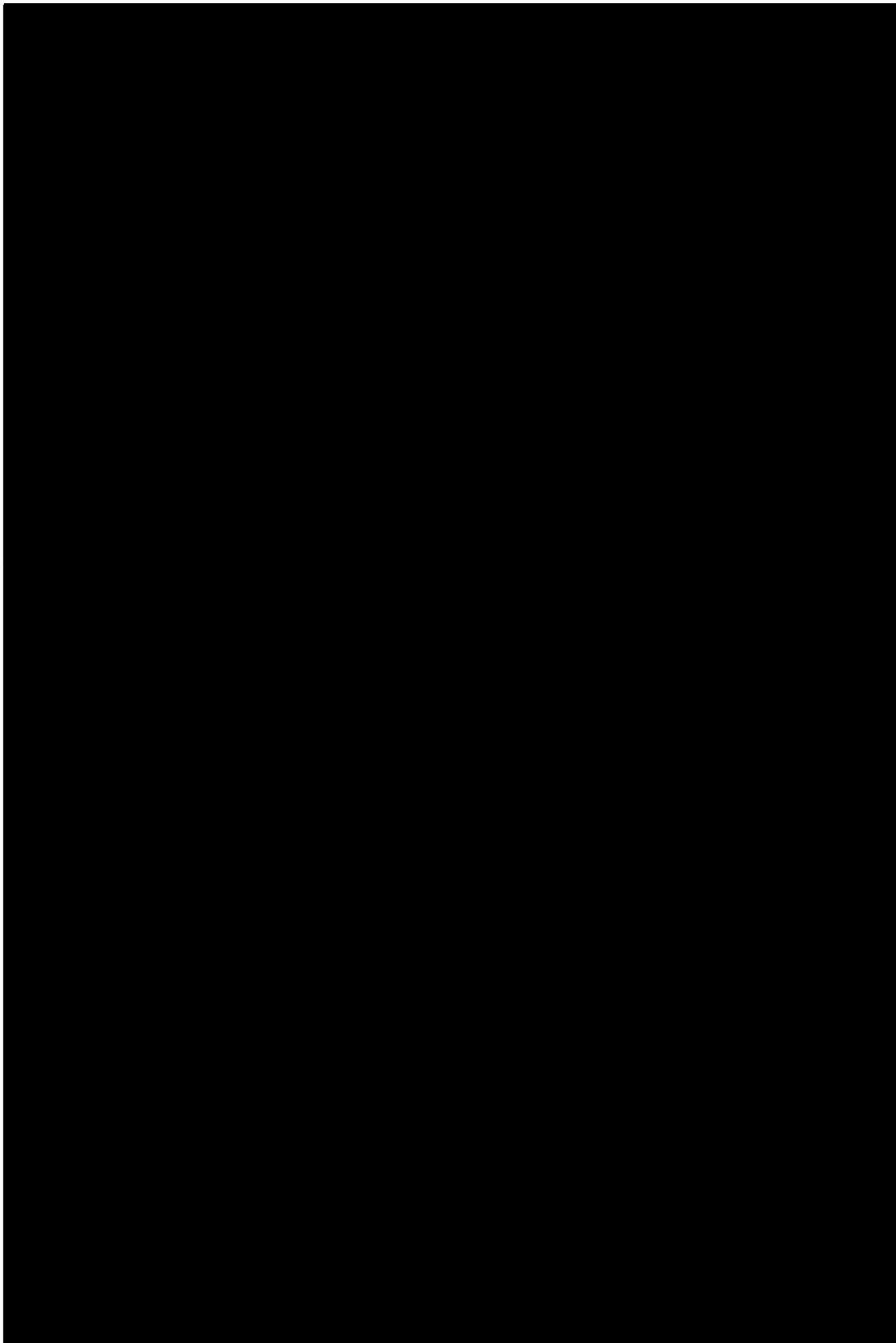
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- 35 -

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- 36 -

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